

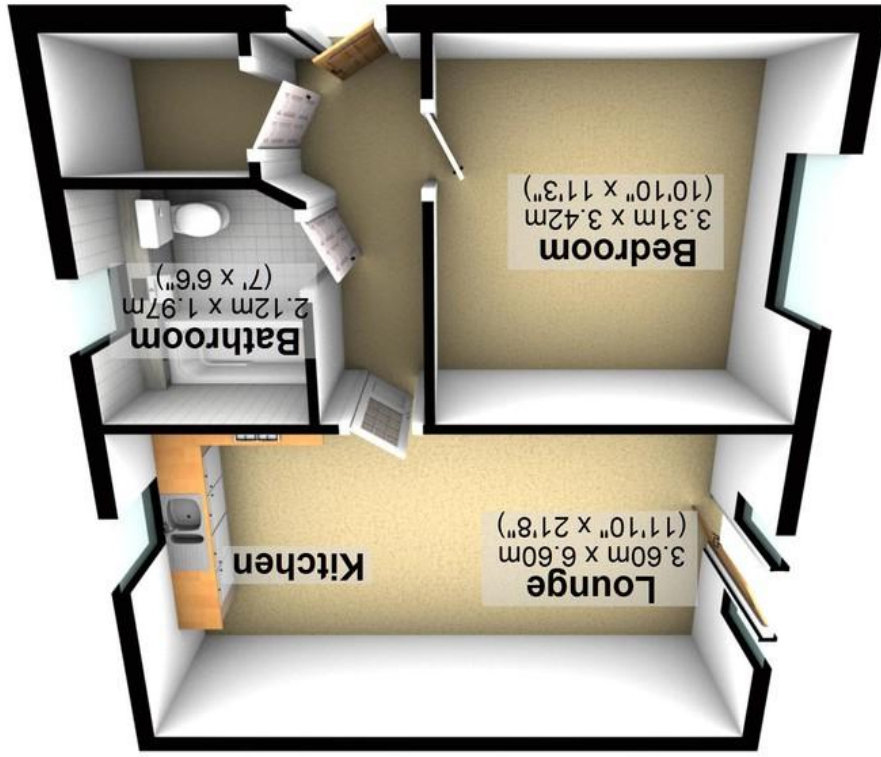
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

www.epcau.com

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92+)	B (81-91)
C (69-80)	D (55-68)
E (39-54)	F (21-38)
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Current: 77
Potential: 87

Total area: approx. 61.3 sq. metres (660.0 sq. feet)
All measurements are approximate
Plan produced using PlanUp.



Ground Floor
Approx. 46.2 sq. metres (497.7 sq. feet)



Garage
Approx. 15.1 sq. metres (162.3 sq. feet)





5 High Street | Eckington | Sheffield | S21 4JT Property Tenure: Leasehold

An impressive and in many ways a unique double bedroomed ground floor apartment. Forming part of this magnificent, residential development in the heart of Eckington and with its own private entrance. It offers contemporary, stylish and open plan living that will appeal for those seeking to downsize, the first time buyer and investor alike. Offered for sale with no onward chain the apartment has allocated gated parking, gas central heating, and must be viewed to be fully appreciated. Located close to all of Eckington's shops and facilities the property in brief comprises entrance hall with ample storage, a good sized double bedroom, a separate bathroom and open plan kitchen/living area, secure parking.



PROPERTY FEATURES

- FABULOUS ONE DOUBLE BEDROOMED GROUND FLOOR APARTMENT
- SECURE AND GATED DEVELOPMENT
- PERFECT FOR THE PROFESSIONAL COUPLE, INVESTOR OR THOSE LOOKING TO DOWNSIZE
- AVAILABLE WITH NO ONWARD CHAIN
- HEART OF ECKINGTON VILLAGE
- PRIVATE GARAGE TO THE SIDE OF THE PROPERTY
- SPACIOUS AND LIGHT THROUGHOUT
- INTEGRATED APPLIANCES WITHIN THE KITCHEN
- COUNCIL TAX BAND A £1,369PA
- LEASEHOLD 150 YEARS FROM 2008

OFFERS IN REGION OF £115,950

